035.0	0002	0023.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	592,300	/	592,300
USE VALUE:	592,300	/	592,300
ASSESSED:	592,300	/	592,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		NORCROSS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHOER DORIS M/ESTATE
Owner 2:	
Owner 3:	
Street 1:	C/O ROBIN G COLES
Street 2:	8 NORCROSS STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02474
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6055.000	207,200		385,100	592,300
Total Card	0.139	207,200		385,100	592,300
Total Parcel	0.139	207,200		385,100	592,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.70 | /Parcel: 440.70

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	24217
GIS Ref	
GIS Ref	
Insp Date	11/01/18

!2860!

PREVIOUS ASSESSMENT

Parcel ID: 035.0-0002-0023.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	207,200	0	6,055.	385,100	592,300		Year end	12/23/2021
2021	101	FV	199,900	0	6,055.	385,100	585,000		Year End Roll	12/10/2020
2020	101	FV	199,900	0	6,055.	385,100	585,000	585,000	Year End Roll	12/18/2019
2019	101	FV	175,900	0	6,055.	349,000	524,900	524,900	Year End Roll	1/3/2019
2018	101	FV	175,900	0	6,055.	330,900	506,800	506,800	Year End Roll	12/20/2017
2017	101	FV	175,900	0	6,055.	288,800	464,700	464,700	Year End Roll	1/3/2017
2016	101	FV	175,900	0	6,055.	246,700	422,600	422,600	Year End	1/4/2016
2015	101	FV	164,500	0	6,055.	228,600	393,100	393,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:10:23

LAST REV

Date	Time
05/28/21	08:48:43
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2860

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH MICHAEL/E	26950-140		12/30/1996		213,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/20/1992	320		15,000					29'DORMER/2BDRM/1B

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2021	OWNR INFO	JO	Jenny O
5/28/2021	Mail Update	JO	Jenny O
11/1/2018	MEAS&NOTICE	HS	Hanne S
4/2/2009	Meas/Inspect	163	PATRIOT
4/18/2000	Inspected	276	PATRIOT
2/25/2000	Measured	197	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	24217
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6055		Sq. Ft.	Site		0	64.	0.99	3									385,055						385,100	

Total AC/HA:	0.13900	Total SF/SM:	6055	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	385,055	Spl Credit		Total:	385,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99693000
Adj $ / SQ:	148.044
Other Features:	64750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	300243
Depreciation:	93075
Depreciated Total:	207168

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

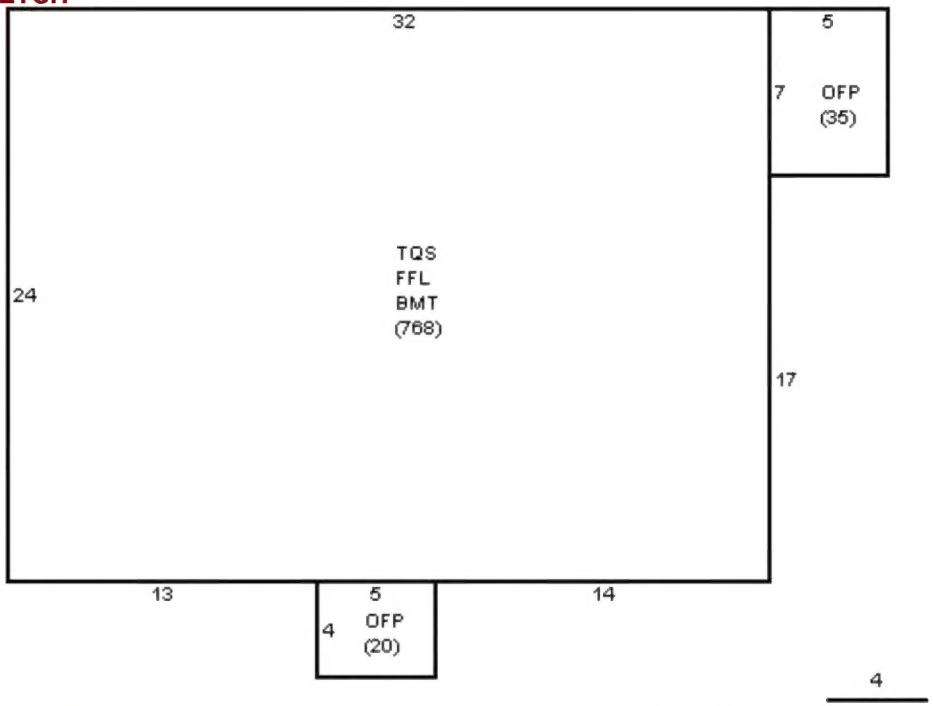
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.04
Special Features:	0	Val/Su Net:	95.62
Final Total:	207200	Val/Su SzAd	154.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	44.410	34,109
FFL	First Floor	768	148.040	113,698
TQS	3/4 Story	576	148.040	85,273
OFP	Open Porch	55	43.860	2,413

Net Sketched Area:	2,167			Total:	235,493
Size Ad	1344	Gross Area	2359	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

035.0-0002-0023.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc